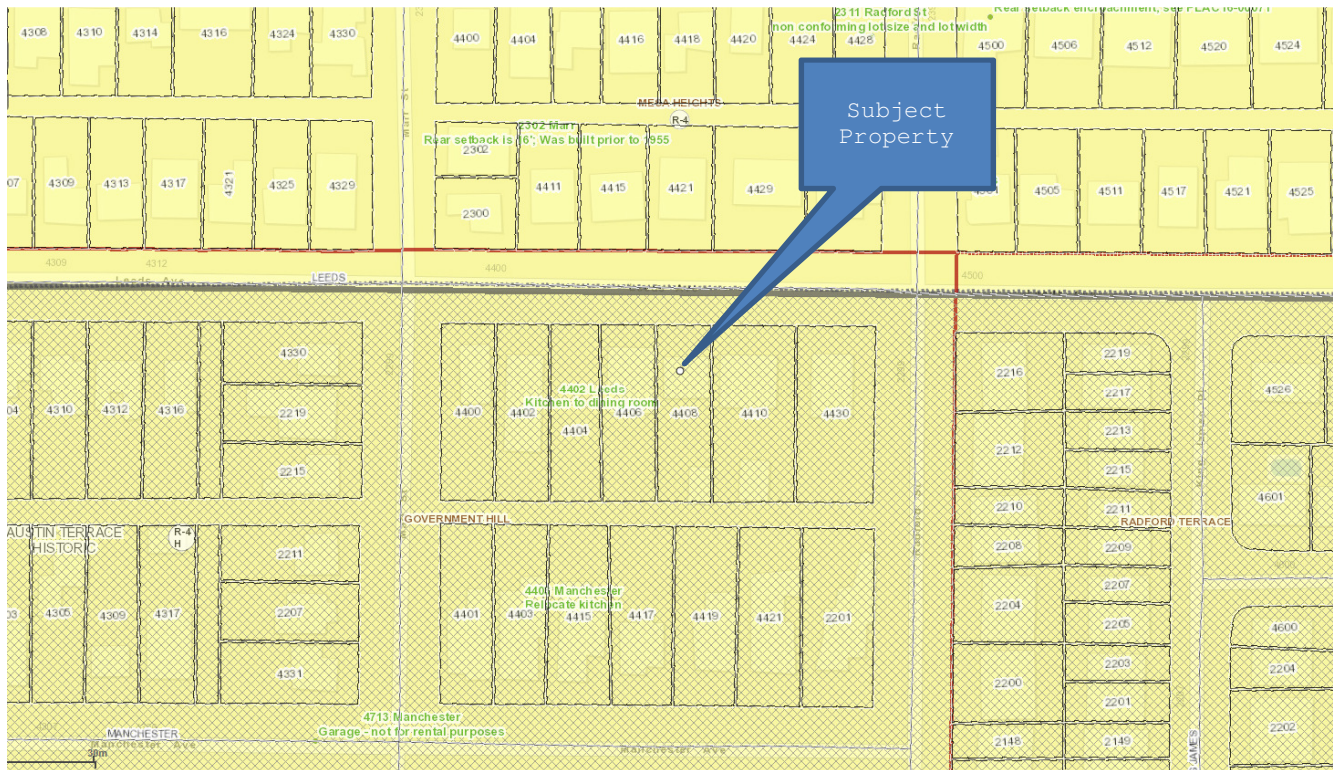




## PHAP18-00018

**Date:** May 21, 2018  
**Application Type:** Certificate of Appropriateness  
**Property Owner:** Miguel and Lydia Fuentes  
**Representative:** Miguel and Lydia Fuentes  
**Legal Description:** 83 Government Hill 23 & 24 (8250 sq. ft.), City of El Paso, El Paso County, Texas  
**Historic District:** Austin Terrace  
**Location:** 4408 Leeds Avenue  
**Representative District:** #2  
**Existing Zoning:** R-4/H (Residential/Historic)  
**Year Built:** 1950  
**Historic Status:** Non-Contributing  
**Request:** Certificate of Appropriateness for the removal of eight casement windows and replacement with vinyl slider windows  
**Application Filed:** 5/7/2018  
**45 Day Expiration:** 6/14/2018

## ITEM #5



**GENERAL INFORMATION:**

The applicant seeks approval for:

Certificate of Appropriateness for the removal of eight casement windows and replacement with vinyl slider windows

**STAFF RECOMMENDATION:**

The Historic Preservation Office recommends APPROVAL WITH A MODIFICATION of the proposed scope of work based on the following recommendations:

*The Design Guidelines for El Paso's Historic Districts, Sites, and Properties recommend the following:*

- *However, if windows are damaged beyond repair, replacement windows should match the type (such as double hung), style (for example six panes over six panes), and finish (paint).*
- *Do not use single pane picture windows or horizontal sliding windows if they are not the original window types.*
- *Retain and preserve original doors and windows, including such elements as sash, glass, sills, lintels, casings, muntins, trim, frames, thresholds, hardware and shutters. If repair of an original window or door element is necessary, repair only the deteriorated element to match the original in size, composition, material, dimension, and detail by patching, splicing, consolidating, or otherwise reinforcing the deteriorated section. The removal of historic materials should be avoided.*
- *When repair is not feasible, door and window products will be reviewed on an individual basis using the following criteria:*
  - a. Architectural and historical compatibility*
  - b. Comparison to original profile*
  - c. Level of significance of original doors and windows to the architectural style of the building.*
  - d. Three dimensional exterior applied muntins that simulate or match the original muntins may be approved. Single dimension interior applied muntins are not appropriate.*

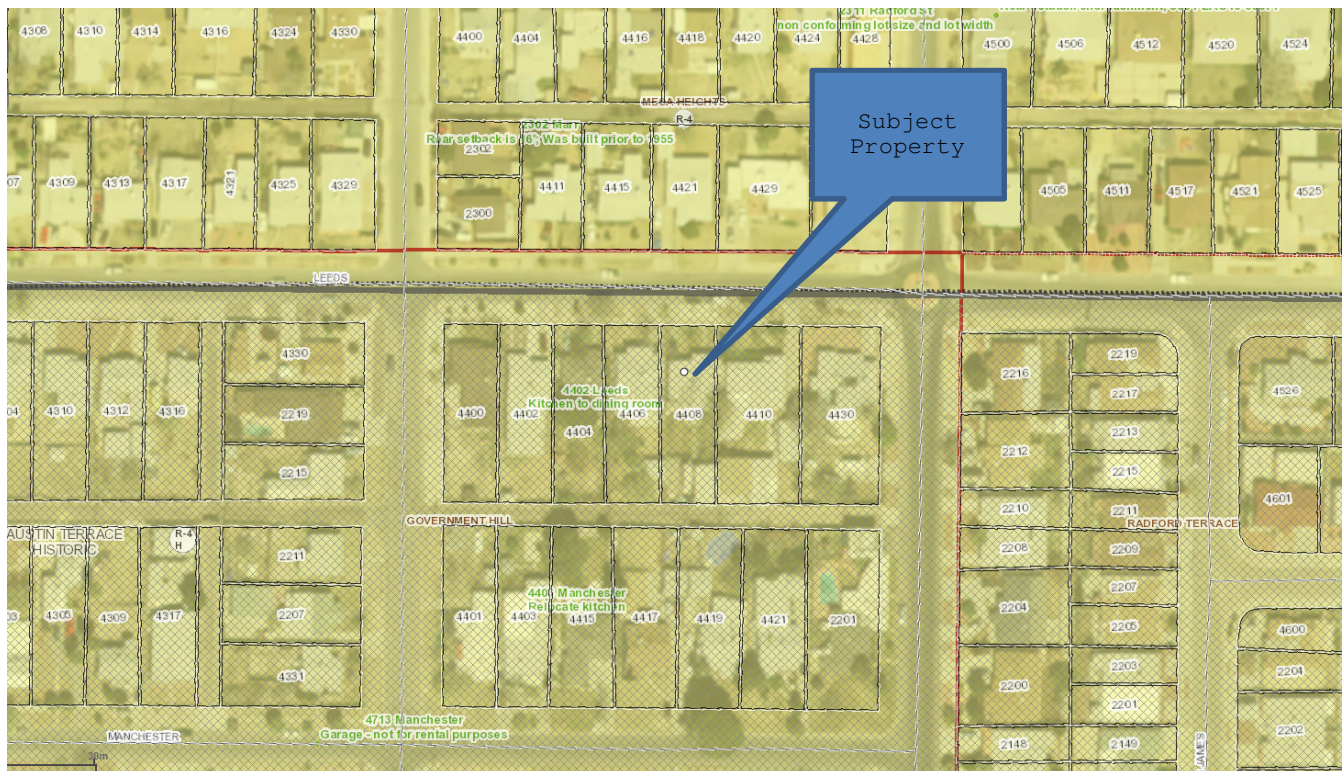
*The Secretary of the Interior's Standards for Rehabilitation recommend the following:*

- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The modification is that the new windows be casement windows to match the existing.

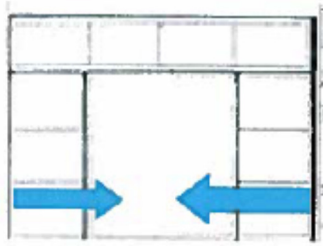


## AERIAL MAP

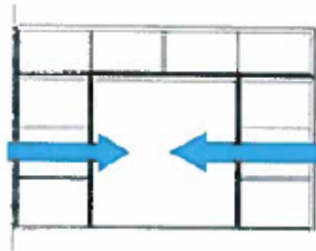


## WINDOW ELEVATIONS

Window Elevations  
4408 Leeds Ave 79903



For windows 2, 8



For windows 1



For windows 3, 4, 7



For windows 5, 6